125.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	787,200 /	787,200
					USE VALUE:	787,200 /	787,200
					ASSESSED:	787,200 /	787,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		JASON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COOPER JOHN A---ETAL	
Owner 2:	COOPER WILLIA M H	
Owner 3:		
Street 1:	11 JASON CT	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,704 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3704.000	309,200		478,000	787,200
Total Card	0.085	309,200		478,000	787,200
Total Parcel	0.085	309,200		478,000	787,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.58 | /Parcel: 431.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 80628
GIS Ref
GIS Ref
Insp Date 02/19/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 125.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,200	0	3,704.	478,000	787,200	787,200	Year End Roll	12/18/2019
2019	101	FV	235,400	0	3,704.	504,600	740,000	740,000	Year End Roll	1/3/2019
2018	101	FV	235,400	0	3,704.	371,800	607,200	607,200	Year End Roll	12/20/2017
2017	101	FV	235,400	0	3,704.	355,900	591,300	591,300	Year End Roll	1/3/2017
2016	101	FV	235,400	0	3,704.	329,300	564,700	564,700	Year End	1/4/2016
2015	101	FV	229,500	0	3,704.	276,200	505,700	505,700	Year End Roll	12/11/2014
2014	101	FV	229,500	0	3,704.	269,800	499,300	499,300	Year End Roll	12/16/2013
2013	101	FV	229,500	0	3,704.	257,100	486,600	486,600		12/13/2012

!9707!

PRINT

Date	Time
12/11/20	00:08:29

LAST REV

Date	Time
08/08/12	10:48:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9707

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15435-338		2/1/1984		92,000	No	No		Y

USER DEFINED

Prior Id # 1:	80628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2012	657	Manual	1,000					REPOINT CHIMNEY
11/29/1993	591	Manual	7,900					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2009	Entry Denied	372	PATRIOT
11/17/1999	Mailer Sent		
11/2/1999	Measured	266	PATRIOT
5/1/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3704		Sq. Ft.	Site		0	90.	1.43	10									478,008						478,000	

Total AC/HA: 0.08503 | Total SF/SM: 3704 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 478,008 | Spl Credit | Total: 478,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22565794
Const Adj.:	0.98000199
Adj $ / SQ:	150.143
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379801
Depreciation:	70643
Depreciated Total:	309158

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1			HB				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

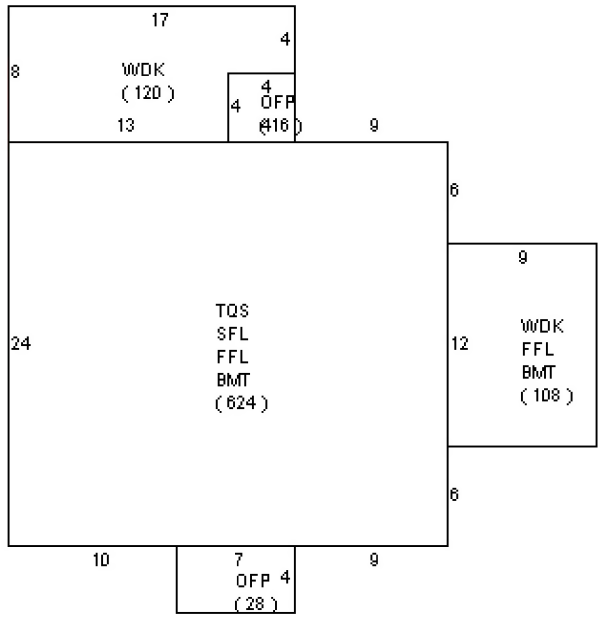
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.14
Special Features:	0	Val/Su Net:	109.34
Final Total:	309200	Val/Su SzAd	169.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	732	45.040	32,971
FFL	First Floor	732	150.140	109,905
SFL	Second Floor	624	150.140	93,689
TQS	3/4 Story	468	150.140	70,267
WDK	Deck	228	10.180	2,321
OFP	Open Porch	44	43.120	1,897
	Net Sketched Area:	2,828	Total:	311,050
Size Ad	1824	Gross Are	2984	FinArea 1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

125.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	